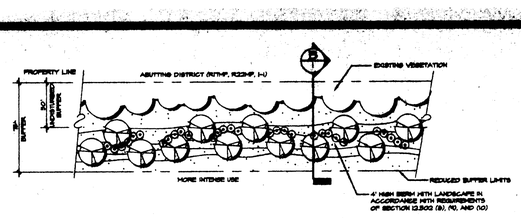
TECHNICAL DATA SHEET
LAKEPOINTE CORPORATE CENTER

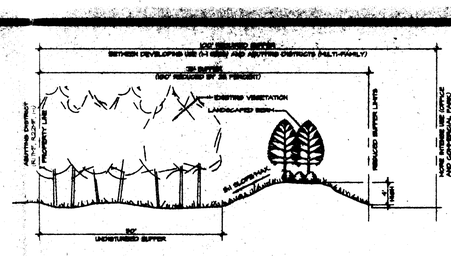
CHARLOTTE, NORTH CAROLINA

REZONING
FOR
CHILDRESS KLEIN
PROPERTIES
CHARLOTTE, NORTH CAROLINA

FEBRUARY 4, 1997



A/1 REDUCED BUFFER PLAN - TYPICAL 100 FOOT LENGTH
N.T.S.



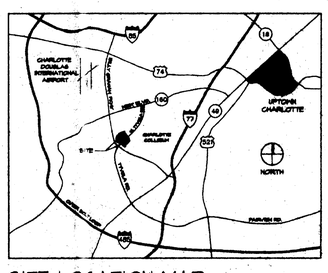
B/1 REDUCED BUFFER SECTION - TYPICAL
N.T.S.

SITE DATA:

AREA WITHIN PETITION	157.511 ACRES (NET AREA)
	3.049 ACRES (R.O.W. AREA)
MAXIMUM BUILDING AREA	2,500,000 SQUARE FEET
EXISTING ZONING	R-17MF, R-22MF, I-1(CD)
PROPOSED ZONING	I-1 (CD)
PROPOSED USE	OFFICE AND COMMERCIAL PARK WITH OTHER USES PERMITTED BY I-1 ZONING

MINIMUM DEVELOPMENT STANDARDS ALLOWED UNDER THE ORDINANCE

MAXIMUM FLOOR AREA RATIO	.50
MINIMUM SETBACK	20 FEET
MINIMUM SIDE YARD	4 FEET
MINIMUM REAR YARD	10 FEET
MINIMUM PARKING DECK SETBACK (FROM THE PUBLIC RIGHT OF WAY)	50 FEET



SITE LOCATION MAP

(A) ADJACENT OWNERSHIP INFORMATION

1a.	B.H. McCoy H.M. McCoy and B.R. McCoy(I) (owners) 525 Clement Road N. Charlotte, N.C. 28211 Tax ID#: 145-015-06	Deed-4118-211	Zoning: I-
1b.	Y.S. Collins (owner) 308 Gilchrist Lane Mooresville, N.C. 28115 Tax ID#: 145-015-05	Deed-5066-146	Zoning: R22MF
1c.	L.H. Cooper (by entirety) (owner) 5918 Hope Boulevard Charlotte, N.C. 28209 Tax ID#: 145-015-03	Deed-5818-630	Zoning: R22MF
1d.	J. Cooper (by entirety) (owner) 5918 Hope Boulevard Charlotte, N.C. 28209 Tax ID#: 145-015-02	Deed-3016-49	Zoning: R22MF
1e.	Bruce Pettis Alexander, Jr. (life-est by will) (owners) 5400 Sharon Road Charlotte, N.C. 28210 Tax ID#: 145-015-01	Deed-1820-533	Zoning: R22MF
1f.	[illegible]	[illegible]	[illegible]
1g.	[illegible] Tax ID#: 145-015-18	[illegible]	[illegible]
1h.	M.M.J. Stanley (owner) 5068 Vista Branch Rd Huntersville, N.C. 28078 Tax ID#: 145-015-31	Deed-1771-39	Zoning: R22MF
1i.	E.J. Davis (Estate) (owner) 400-F Patterson Avenue Charlotte, N.C. 28204 Tax ID#: 145-015-13	Deed-2846-11	Zoning: R22MF
1j.	[illegible] (owner) 5400 Sharon Road Charlotte, N.C. 28209 Tax ID#: 145-015-11	Deed-5481-670	Zoning: R22MF
1k.	S. Cummings (by entirety) (owner) 3904 Rebecca Avenue Charlotte, N.C. 28209 Tax ID#: 145-016-31	Deed-5007-930	Zoning:R22MF
1l.	R.E. Grant (owner) 3921 Rebecca Avenue Charlotte, N.C. 28209 Tax ID#: 145-016-13	Deed-4462-118	Zoning:R22MF
1m.	J.N. Pope (owner) 3401 Rebecca Avenue Charlotte, N.C. 28209 Tax ID#: 145-016-08	Deed-5483-189	Zoning: R22MF
1n.	J.N. Pope (owner) 3401 Rebecca Avenue Charlotte, N.C. 28209 Tax ID#: 145-016-12	Deed-5918-191	Zoning: R22MF
1o.	G.S. Stanley (by entirety) (owner) 3411 Rebecca Avenue Charlotte, N.C. 28209 Tax ID#: 145-016-04	Deed-1313-804	Zoning: R22MF
1p.	L.P. Stutts (owner) 3908 Rebecca Avenue Charlotte, N.C. 28209 Tax ID#: 145-026-10	Deed-6888-891	Zoning: R22MF
1q.	J.R. Duncan (owner) 5400 Hatteywood Road Charlotte, N.C. 28209 Tax ID#: 145-026-07	Deed-4184-215	Zoning: R22MF
1r.	J.R. Duncan (owner) 5400 Sharon Road Charlotte, N.C. 28209 Tax ID#: 145-026-08	Deed-5931-401	Zoning: R22MF
1s.	J.R. Pope (by entirety) (owner) 5921 N. Tryon Road Charlotte, N.C. 28209 Tax ID#: 145-026-04	Deed-1049-008	Zoning: R22MF
1t.	City of Charlotte (owner) 600 E. North Street Charlotte, N.C. 28202 Tax ID#: 145-026-01	Deed-(none found)	Zoning: R22MF
1u.	City of Charlotte (owner) 600 E. North Street Charlotte, N.C. 28202 Tax ID#: 145-026-09	Deed-(none found)	Zoning: R17MF
1v.	L.B. Campbell (owner) 201 Covington Road Greenville, S.C. 29601 Tax ID#: 145-026-14	Deed-5687-489	Zoning: R22MF
1w.	R.D. Mather (owner) P.O. Box 168 Pilot Creek, N.C. 28580 Tax ID#: 145-026-44	Deed-2841-409	Zoning: R22MF, BI

FINANCING OF DEVELOPMENT

PETITIONER AGREES TO DEVELOP THE SITE IN ACCORDANCE WITH FINANCING SCHEDULE SET FORTH BELOW.

PHASE 1

UP TO 500,000 GROSS FEET OF GROSS FLOOR AREA MAY BE DEVELOPED AT ANY TIME AFTER THE FOLLOWING TRANSPORTATION IMPROVEMENTS HAVE BEEN COMPLETED:

(a) INSTALLATION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF THE BILLY GRAHAM PARKWAY EXTENDED RAMPS WITH WEST TYVOLA ROAD WHICH IS TECHNICALLY BY THE NORTH OR WILL BE INCORPORATED INTO THE WEST TYVOLA ROAD SIGNALIZED LANE SYSTEM

(b) RELOCATION AND CONSTRUCTION OF WEST TYVOLA ROAD THROUGH THE SITE TO INCLUDE A STANDARD FOUR LANE DIVIDED DRIVE WITH BICYCLE LANES AND SIDEWALKS WITHIN THE TWO LANES AT THE THREE SIGNAL OPERATIONS LOCATIONS WHICH ARE GENERALLY DEPICTED ON PETITIONER'S TECHNICAL DATA SHEET

(c) INSTALLATION OF TURN LANES AT ALL THREE ACCESS POINTS (NORTH WEST TYVOLA ROAD, REALIGNED WEST TYVOLA ROAD, AND PERKINSWOOD ROAD) WITH SIGNALIZATION AT THE ACCESS POINT ON WEST TYVOLA ROAD, AS GENERALLY DEPICTED ON PETITIONER'S TECHNICAL DATA SHEET

(d) [illegible] AT THE INTERSECTION OF THE REALIGNED WEST TYVOLA ROAD AND WEST TYVOLA ROAD, AS GENERALLY DEPICTED ON PETITIONER'S TECHNICAL DATA SHEET

WHILE THE ADDITIONAL DEVELOPMENT APPROVED FOR PHASE 2 MAY BE CONSTRUCTED CONTEMPORANEOUSLY WITH THE REQUIRED TRANSPORTATION IMPROVEMENTS, NO CERTIFICATES OF OCCUPANCY MAY BE ISSUED FOR ANY OF THE ADDITIONAL DEVELOPMENT UNTIL SUCH TRANSPORTATION IMPROVEMENTS HAVE BEEN COMPLETED.

PHASE 2

AN ADDITIONAL 150,000 GROSS FEET GROSS FLOOR AREA MAY BE DEVELOPED AT ANY TIME AFTER THE FOLLOWING TRANSPORTATION IMPROVEMENTS HAVE BEEN COMPLETED:

(a) INSTALLATION OF A TRAFFIC SIGNAL AT THE INTERSECTION OF THE BILLY GRAHAM PARKWAY EXTENDED RAMPS WITH WEST TYVOLA ROAD WHICH IS TECHNICALLY BY THE NORTH OR WILL BE INCORPORATED INTO THE WEST TYVOLA ROAD SIGNALIZED LANE SYSTEM

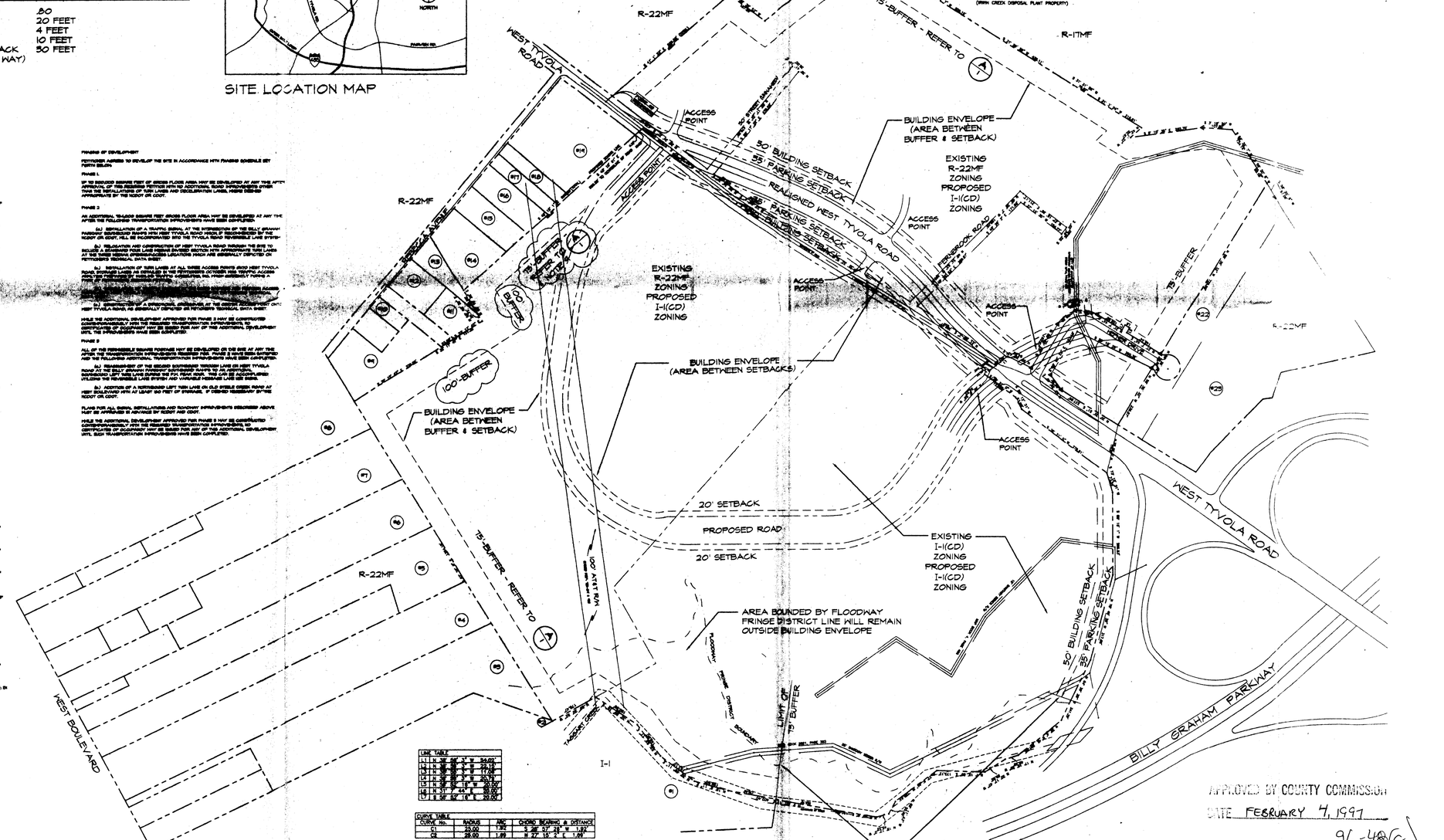
(b) RELOCATION AND CONSTRUCTION OF WEST TYVOLA ROAD THROUGH THE SITE TO INCLUDE A STANDARD FOUR LANE DIVIDED DRIVE WITH BICYCLE LANES AND SIDEWALKS WITHIN THE TWO LANES AT THE THREE SIGNAL OPERATIONS LOCATIONS WHICH ARE GENERALLY DEPICTED ON PETITIONER'S TECHNICAL DATA SHEET

(c) INSTALLATION OF TURN LANES AT ALL THREE ACCESS POINTS (NORTH WEST TYVOLA ROAD, REALIGNED WEST TYVOLA ROAD, AND PERKINSWOOD ROAD) WITH SIGNALIZATION AT THE ACCESS POINT ON WEST TYVOLA ROAD, AS GENERALLY DEPICTED ON PETITIONER'S TECHNICAL DATA SHEET

(d) ADDITION OF A NORTHBOUND LEFT TURN LANE ON OLD STEELE CREEK ROAD AT WEST BOULEVARD WITH AT LEAST 200 FEET OF STORAGE, IF DEEMED NECESSARY BY THE NCDOT OR CDOT.

PLANS FOR ALL SIGNAL INSTALLATIONS AND ROADWAY IMPROVEMENTS DESCRIBED ABOVE MUST BE APPROVED IN ADVANCE BY NCDOT AND CDOT.

WHILE THE ADDITIONAL DEVELOPMENT APPROVED FOR PHASE 2 MAY BE CONSTRUCTED CONTEMPORANEOUSLY WITH THE REQUIRED TRANSPORTATION IMPROVEMENTS, NO CERTIFICATES OF OCCUPANCY MAY BE ISSUED FOR ANY OF THE ADDITIONAL DEVELOPMENT UNTIL SUCH TRANSPORTATION IMPROVEMENTS HAVE BEEN COMPLETED.



LINE TABLE		
L1	N 38° 08' 43" W	34.00'
L2	N 38° 08' 43" W	23.13'
L3	N 38° 08' 43" W	17.00'
L4	N 38° 08' 43" W	20.13'
L5	N 38° 08' 43" W	30.00'
L6	N 51° 40' 17" E	20.00'
L7	S 38° 08' 43" E	20.00'

CURVE TABLE			
CURVE No.	RADIUS	ARC	CHORD BEARING & DISTANCE
C1	25.00	1.92	S 38° 07' 28" W 1.92'
C2	25.00	1.99	N 27° 15' 2" E 1.99'

APPROVED BY COUNTY COMMISSION
DATE FEBRUARY 4, 1997
96-48(c)

SHEET 1 OF 2

0' 100' 200' 400' NORTH

PETITION NO. 96-48(c)
AS FOR PUBLIC HEARING

DEVELOPMENT STANDARDS:

GENERAL

ALL DEVELOPMENT STANDARDS ESTABLISHED UNDER THE MECKLENBURG COUNTY ZONING ORDINANCE (THE "ORDINANCE") FOR THE I-1 ZONING DISTRICT CLASSIFICATION SHALL BE FOLLOWED IN CONNECTION WITH DEVELOPMENT TAKING PLACE ON THE SITE. THE CONFIGURATION, PLACEMENT, NUMBER AND ALIGNMENT OF THE BUILDINGS COMPRISING THE DEVELOPMENT AS SHOWN ON THE SCHEMATIC SITE PLAN MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASES WITHIN THE MAXIMUM BUILDING ENVELOPES ESTABLISHED ON THIS TECHNICAL DATA SHEET, SUBJECT ONLY TO THE PROVISIONS SET FORTH BELOW.

PERMITTED USES

1. (13) EXCEPT AS OTHERWISE PROVIDED BELOW, THE SITE MAY BE DEVOTED TO ANY USE (INCLUDING ANY ACCESSORY USE) WHICH IS PERMITTED UNDER THE ORDINANCE BY RIGHT OR UNDER PRESCRIBED CONDITIONS IN AN I-1 ZONING DISTRICT.
2. (13) NO FAST FOOD RESTAURANTS (I.E. RESTAURANTS WITH DRIVE-THROUGH SERVICES) WILL BE ALLOWED.
3. RETAIL USES WITHIN THE SITE SHALL BE LIMITED TO THOSE TYPICALLY ALLOWED IN NEIGHBORHOOD MIXED-USE CENTERS.

BUFFER AREAS

1. BUFFER AREAS ESTABLISHED ON THIS TECHNICAL DATA SHEET SHALL CONFORM TO THE STANDARDS OF SECTION 12.302 OF THE ZONING ORDINANCE, SUBJECT NOWEVER, TO THE PROVISIONS OF SECTION 12.304 AND TO THE PROVISIONS OF SECTION 12.302 (8) THE FOLLOWING PARAGRAPHS 2 THROUGH 9 OF THIS SUBSECTION.
2. THE EXTERIOR 50 FEET OF ALL BUFFER AREAS ARE TO REMAIN IN THEIR UNDISTURBED CONDITIONS EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE ACCESS POINTS AND UTILITY LINES AND FACILITIES. ALL UTILITY LINES AND FACILITIES INSTALLED IN THE UTILITY LINE MAY ONLY CROSS THE UNDISTURBED PORTIONS OF BUFFER AREAS AT INTERIOR ANGLES MEASURED AT PROPERTY LINES WHICH ARE NOT LESS THAN 75 DEGREES AND, TO THE EXTENT POSSIBLE PATHS CLEARED FOR SUCH UTILITY LINES AND FACILITIES SHALL BE REPLANTED WITH PLANT MATERIALS WHICH ARE THE SAME AS OR SIMILAR TO THE TYPES OF MATERIALS THAT ARE IN PLACE WITHIN THE BUFFER AREA INVOLVED.
3. THE REMAINING PORTIONS OF ALL BUFFER AREAS ARE TO REMAIN AS OPEN SPACE EXCEPT TO THE EXTENT NECESSARY TO ACCOMMODATE ACCESS POINTS, BERMS, WALLS, FENCES, GRADING, DRAINAGE PIPES OR CHANNELS, UTILITY LINES AND FACILITIES AND PEDESTRIAN PATHWAYS.
4. IN ALL BUFFER AREAS WHERE EXISTING TREES AND NATURAL VEGETATION HAVE BEEN CLEARED TO ACCOMMODATE BERMS, WALLS, FENCES, GRADING PIPE OR CHANNELS, UTILITY LINES AND FACILITIES AND PEDESTRIAN PATHWAYS, THE CLEARED, UNIMPROVED AREAS WILL BE LANDSCAPED AS REQUIRED BY SECTION 12.302 OF THE ORDINANCE.
5. IN ALL BUFFER AREAS THE PETITIONER RESERVES THE RIGHT TO REMOVE VINES, UNDERBRUSH AND SMALL UNDERSTORY TREES (LESS THAN 4 INCHES IN CALIPER), TO HELOH THE AREAS BENEATH THE TREES AND TO PLANT GRASS OUTSIDE OF THE EXISTING TREE AREA FOR PURPOSES OF IMPROVING THE OVERALL APPEARANCE OF NATURALLY VEGETATED AREAS. THE PETITIONER MAY ALSO INSTALL SUPPLEMENTAL LANDSCAPING WITHIN SUCH AREAS WHERE NEEDED.
6. IF IN THE FUTURE, ADJOINING ZONING DISTRICTS ARE CHANGED TO ZONING DISTRICTS WHICH DO NOT REQUIRE A BUFFER OR WHICH REQUIRE A REDUCED BUFFER, THEN THE BUFFER PROVIDED AT THE APPLICABLE SIDE(S) DEPICTED ON THE TECHNICAL DATA SHEET MAY BE ADJUSTED IN ACCORDANCE WITH TABLE 12.302 (a) AND TABLE 12.302 (b) OF THE ORDINANCE.
7. SIGNS AND GRAPHICS WILL NOT BE ALLOWED IN BUFFER AREAS.
8. OFF STREET PARKING WILL NOT BE ALLOWED IN THE BUFFER.
9. (14) THE PETITIONER AGREES TO ADJUST THE BUFFER AREA ESTABLISHED ALONG THE NORTHEASTERLY BOUNDARY OF THE SITE BETWEEN THE ADJACENT PARCELS NUMBERED 4 THROUGH 14 ON THE TECHNICAL DATA SHEET AND THE PROJECT BASED ON THE TREES AND NATURAL VEGETATION CURRENTLY EXISTING WITHIN THE BUFFER AREA AND THE CONDITION OF THE TREES AND VEGETATION IN THIS BUFFER AREA AS FOLLOWS:
   a. IF THE WIDTH OF THE TREES AND NATURAL VEGETATION THAT ARE IN A CONDITION OF QUALITY DEEMED BY THE ZONING ADMINISTRATOR TO BE AN EFFECTIVE "B" TYPE BUFFER IS LESS THAN 50 FEET, THEN THE BUFFER MAY BE REDUCED IN WIDTH IN ACCORDANCE WITH SECTION 12.302(8) OF THE ORDINANCE AND BERMED AND PLANTED IN THE MANNER SPECIFIED IN THE "REDUCED BUFFER SECTION" DETAIL DEPICTED ON THE TECHNICAL DATA SHEET.
   b. IF THE WIDTH OF THE TREES AND NATURAL VEGETATION THAT IS IN A CONDITION OF QUALITY DEEMED BY THE ZONING ADMINISTRATOR TO BE AN EFFECTIVE "B" TYPE BUFFER IS 50 FEET OR MORE, THEN THE BUFFER AREA WILL BE KEPT AT A WIDTH OF 100 FEET AND ITS WIDTH MAY NOT BE REDUCED.

SCREENING

1. DEVELOPMENT SCREENING WILL CONFORM TO THE STANDARDS ESTABLISHED UNDER CHAPTER 12.303 OF THE ORDINANCE.
2. ALL DUMPSTERS WILL BE LOCATED IN ENCLOSURES CONSTRUCTED OF EITHER MASONRY WALLS OR WOODEN FENCES AND WILL BE PROVIDED WITH GATES. IF ONE OR MORE SIDES OF THE DUMPSTER AREA ADJOINS A SIDE OR REAR WALL OF A BUILDING, THE WALL OR WALLS MAY BE SUBSTITUTED FOR THE FENCE ALONG EACH SUCH SIDE.

OFF STREET PARKING

PARKING AREAS DEPICTED ON THIS REZONING PLAN MAY VARY IN SIZE, LOCATION AND CONFIGURATION, BUT IN ALL EVENTS, ALL SITE OFF-STREET PARKING AND LOADING WILL CONFORM TO THE PARKING AND LOADING STANDARDS ESTABLISHED UNDER THE ORDINANCE.

LIGHTING

A UNIFORM LIGHTING SYSTEM WILL BE EMPLOYED THROUGHOUT THE PROJECT AND WILL INCLUDE SHOEBOX FIXTURES WHICH DIRECT [illegible] ANGLES, COLOR, ENERGY EFFICIENCY AND SHIELDING OF SOURCES OF LIGHT, THE INTENT BEING TO ELIMINATE GLARE TOWARDS ADJACENT STREETS AND PROPERTIES.

SIGNS

1. A MASTER SIGNAGE AND GRAPHICS SYSTEM WILL BE ADOPTED AND IMPLEMENTED THROUGHOUT THE SITE.
2. ALL SIGNS PLACED ON THE SITE WILL BE ERECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
3. PERMANENT PROJECT IDENTIFICATION SIGNS AND DIRECTIONAL SIGNS MAY BE LOCATED ALONG WEST TYVOLA ROAD.
4. (4) ALL FREESTANDING SIGNS WILL BE OF THE GROUND MOUNTED TYPE AND NO PYLON SIGNS WILL BE ALLOWED ON THE SITE.
5. (5) GROUND MOUNTED SIGN PANELS FOR RETAIL USES WILL BE LIMITED TO FOUR (4) FEET IN HEIGHT ABOVE A SIGN BASE WHICH WILL BE LIMITED TO TWO AND ONE-HALF (2 1/2) FEET IN HEIGHT FOR A TOTAL HEIGHT OF SIX AND ONE-HALF (6 1/2) FEET IN HEIGHT. THE SIGN PANEL WILL BE NO LARGER THAN FIFTY (50) SQUARE FEET.
6. (6) BILL BOARDS WILL NOT BE ALLOWED ON SITE.

ACCESS

1. THE NUMBER OF VEHICULAR ACCESS POINTS TO THE PROJECT SITE OFF WEST TYVOLA ROAD SHALL BE LIMITED TO SIX, NAMELY, THREE OPPOSING ACCESS POINTS ON WEST TYVOLA ROAD, IN THE GENERAL AREAS DEPICTED ON THIS TECHNICAL DATA SHEET.
2. VEHICULAR ACCESS POINTS ON PROPOSED ROADS WITHIN THE PROJECT SITE BOUNDARY WILL BE PLACED AND CONFIGURED TO ACCOMMODATE FINAL SITE PLANS AND DESIGN, BUT IN ALL EVENTS, WILL CONFORM TO REQUIREMENTS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OR THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT.
3. THE PLACEMENTS AND CONFIGURATIONS OF EACH ACCESS POINT ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE PLANS AND DESIGN AND TO ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OR THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT.
4. CONSTRUCTION OF THE ACCESS POINTS OFF OF WEST TYVOLA ROAD AND THE PROPOSED INTERNAL ROADS MAY PROCEED INDEPENDENTLY OF THE REALIGNMENT OF HEFNER DRIVE, BUT IN ALL EVENTS, WILL CONFORM TO THE FINAL SITE PLANS AND DESIGN APPROVED BY NORTH CAROLINA DEPARTMENT OF TRANSPORTATION OR THE MECKLENBURG COUNTY ENGINEERING DEPARTMENT.
5. PETITIONER OWNS A SMALL STRIP OF LAND BETWEEN THE SITE AND REBECCA AVENUE WHICH LANDS R-22MF ZONING WILL BE LEFT IN PLACE. THIS LAND IS LOCATED BETWEEN ADJOINING PARCELS 10 AND 12. PETITIONER FURTHER AGREES THAT NO DIRECT ACCESS MAY BE PROVIDED BETWEEN THE SITE AND REBECCA AVENUE AND NO CONSTRUCTION TRAFFIC WILL BE ALLOWED TO GAIN ACCESS TO THE SITE BY WAY OF REBECCA AVENUE.

TRANSPORTATION COMMITMENTS

1. (1) SUBJECT TO THE PROVISIONS OF NOTE 3 BELOW, THE PETITIONER INTENDS TO SEEK PERMISSION FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY TO REALIGN WEST TYVOLA ROAD AND HEFNER DRIVE GENERALLY ALONG THE ALIGNMENTS DEPICTED ON THIS TECHICAL DATA SHEET.
2. (2) THE PETITIONER AGREES TO DEDICATE ALL THE LAND NECESSARY TO CONSTRUCT THE REALIGNED WEST TYVOLA ROAD AND HEFNER DRIVE TO APPLICABLE GOVERNMENT STANDARDS.
3. IN THE EVENT THAT AUTHORIZATION IS OBTAINED FOR THE PROPOSED REALIGNMENT OF WEST TYVOLA ROAD AND HEFNER DRIVE, THEN UPON COMPLETION OF THEIR CONSTRUCTION THE PETITIONER INTENDS TO SEEK TO HAVE THE EXISTING WEST TYVOLA ROAD AND HEFNER DRIVE RIGHTS-OF-WAY WITHDRAWN FROM DEDICATION AND ABANDONED. UPON SUCH WITHDRAWAL AND ABANDONMENT THE PETITIONER MAY THEN INTEGRATE THE FORMER RIGHT OF WAY INTO THIS DEVELOPMENT IN THE MANNER GENERALLY DEPICTED ON THE SCHEMATIC SITE PLAN, SUBJECT TO OBTAINING I-1 (CD) ZONING FOR THE EXISTING AREA COMPRISING THE RIGHT OF WAY FOR HEFNER DRIVE. UNTIL SUCH TIME AS SUCH REZONING IS OBTAINED, IN THE EVENT OF ANY REALIGNMENT OF HEFNER DRIVE, PETITIONER AGREES TO COMPLY WITH ALL BUFFER REQUIREMENTS UNDER THE ORDINANCE.
4. IF THIS PETITION IS APPROVED, THE PETITIONER AGREES TO SEEK ABANDONMENT OF EACH OF THE FOLLOWING PUBLIC STREETS WHICH CURRENTLY SERVE THE SITE:
   PERKINSWOOD ROAD
   50' UNNAMED STREET
   UPON ABANDONMENT AND WITHDRAWAL FROM DEDICATION THE PETITIONER MAY THEN INTEGRATE THE FORMER RIGHTS-OF-WAY INTO THIS DEVELOPMENT IN THE MANNER GENERALLY DEPICTED ON THE SCHEMATIC SITE PLAN.

OUT PARCELS

1. UPON ESTABLISHMENT AND COMPLETION OF THE CONFIGURATION OF OUT PARCELS, BUILDINGS CONSTRUCTED ON OUT PARCELS WILL CONFORM TO THE FRONT YARD REAR YARD AND SETBACK REQUIREMENTS ESTABLISHED UNDER THE ORDINANCE.
2. VEHICULAR ACCESS POINTS TO EACH OUT PARCEL WILL BE PLACED ON INTERNAL PROJECT STREETS. NO ACCESS TO OUT PARCELS WILL BE ALLOWED OFF OF WEST TYVOLA ROAD.
3. ALL BUILDINGS PLACED WITHIN OUTPARCELS MUST BE CONSTRUCTED OF MASONRY OR STUCCO OR STUCCO-LIKE MATERIALS AND DESIGNED SUCH THAT EACH SUCH BUILDING IS IN HARMONY WITH ADJOINING BUILDINGS THROUGH THE USE OF SCALE AND LANDSCAPING.

STORM WATER MANAGEMENT

1. DEVELOPMENT WILL COMPLY WITH THE MECKLENBURG COUNTY STORM WATER MANAGEMENT ORDINANCE.
2. STORM WATER DETENTION WILL NOT BE ALLOWED IN THE BUFFER AREAS OR SETBACK AREAS.

FLOOD PLAIN

1. NO FILLING SHALL TAKE PLACE WITHIN THE FLOOD FRINGE DISTRICT BOUNDRY.
2. THE ENTIRE FLOODWAY FRINGE WILL BE LEFT UNDISTURBED, SUBJECT, HOWEVER TO THE PROVISIONS OF BUFFER AREA, NOTE 3 ABOVE.

SCHEMATIC SITE PLAN
LAKEPOINTE CORPORATE CENTER

CHARLOTTE, NORTH CAROLINA

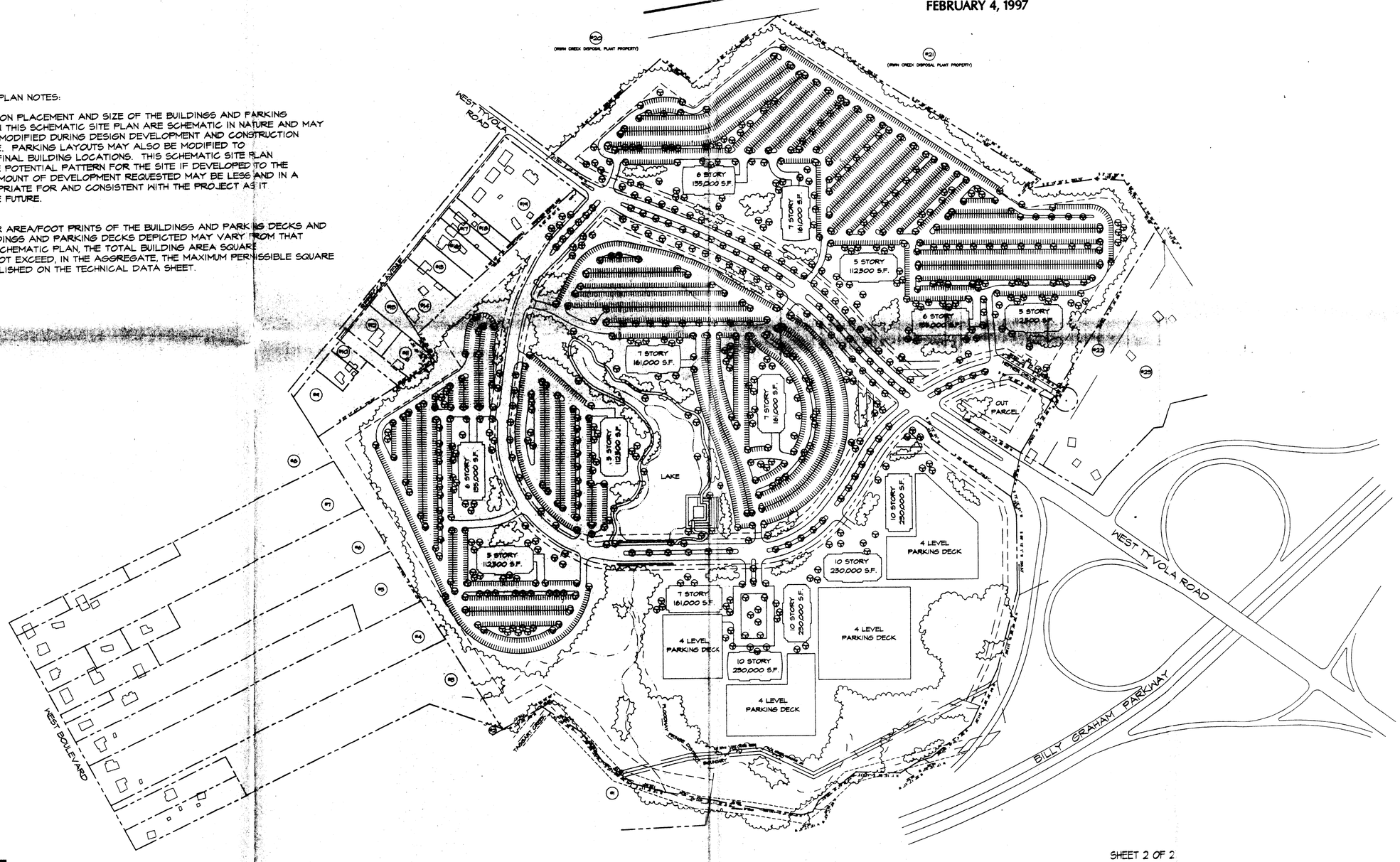
REZONING
FOR
CHILDRESS KLEIN
PROPERTIES
CHARLOTTE, NORTH CAROLINA

FEBRUARY 4, 1997

SCHEMATIC SITE PLAN NOTES:

1. THE CONFIGURATION PLACEMENT AND SIZE OF THE BUILDINGS AND PARKING DECKS SHOWN ON THIS SCHEMATIC SITE PLAN ARE SCHEMATIC IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION DOCUMENT PHASE. PARKING LAYOUTS MAY ALSO BE MODIFIED TO ACCOMMODATE FINAL BUILDING LOCATIONS. THIS SCHEMATIC SITE PLAN ILLUSTRATES ONE POTENTIAL PATTERN FOR THE SITE IF DEVELOPED TO THE MAXIMUM. THE AMOUNT OF DEVELOPMENT REQUESTED MAY BE LESS AND IN A PATTERN APPROPRIATE FOR AND CONSISTENT WITH THE PROJECT AS IT DEVELOPS IN THE FUTURE.

2. WHILE THE FLOOR AREA/FOOT PRINTS OF THE BUILDINGS AND PARKING DECKS AND NUMBER OF BUILDINGS AND PARKING DECKS DEPICTED MAY VARY FROM THAT SHOWN ON THIS SCHEMATIC PLAN, THE TOTAL BUILDING AREA SQUARE FOOTAGE MAY NOT EXCEED, IN THE AGGREGATE, THE MAXIMUM PERMISSIBLE SQUARE FOOTAGE ESTABLISHED ON THE TECHNICAL DATA SHEET.



SHEET 2 OF 2

0' 100' 200' 400' NORTH

PETITION NO. 96-48(c)
AS FOR PUBLIC HEARING